

HB 3062: Threatens the Oregon Economy and Community Vitality

Zoning is a foundational responsibility for local governments in Oregon. Local governments zone so community members have access to jobs (industrial/commercial), access to goods and services (commercial), and access to housing (residential). All these zones are necessary for thriving communities. While zoning, local governments must balance the current and future needs of their communities, comply with state land use goals, and plan for growth. To ensure efficient use of land, zones must abut each other and sometimes zones of various uses are across the street from each other or there are zones with multiple uses. We understand and share the goals of protecting and ensuring public health. However, in attempts to address public health impacts of industrially zoned lands HB 3062 raises concern, including:

- 1. Local governments and industry were left out of the conversation to craft a workable solution.** The process and definitions in the bill are too ambiguous to be implemented by local governments. While local governments and industry share public health concerns, there were not enough conversations to understand the nuances of the land use system and how these additional restrictions could have significant impacts on communities.
- 2. The land use process is not a pragmatic pathway to address public health concerns.** Currently, comprehensive plans and other local land use regulations are under the purview of the Department of Land Conservation and Development (DLCD) and the Land Conservation and Development Commission (LCDC). The state's land use agency does not seem like the appropriate authority or regulator to enforce public health concerns.
- 3. Industrially zoned lands already have restrictions placed on them by local governments and are governed by different state definitions of "industrial uses".** At the heart of industrially zoned land is a list of permissible uses and a corresponding set of restrictions. These guidelines are not arbitrary but carefully devised by governments to maintain a balance between industrial activity and the environment and comply with current definitions of industrial uses in state law that differs greatly from the definition in this bill.
- 4. It would halt or severely limit economic development and job growth in Oregon.** Industrially zoned lands are typically used to provide employment lands for communities and in turn help local economies thrive. Adding more barriers like those in HB 3062 could delay or prevent industry coming to communities because of added bureaucracy or force communities to develop industrial land further in greenspaces not already included in their urban growth boundaries further from services, increasing time needed and cost to develop employment land. Oregon already has a \$300-500 million need to develop industrial lands inside communities now.
- 5. The bill requires a buffer of 1000 feet or more between "industrial use" and "sensitive areas" in some cases, and "sensitive areas" include parks and public spaces, which are regularly used as buffers between industrial use and residential lands.** In the last

century, it has been common for parks (a listed sensitive use in the bill) to be built on old industrial sites like landfills or closed factories. These parks serve as buffers between industrial zones and other zones but also add necessary greenspace to communities.

We are opposed and urge the committee to create space outside of the legislative session for impacted stakeholders to help shape any necessary policy changes before taking any action on this bill. HB 3062 as introduced will have many negative implications on the economy and communities.

Respectfully,

